

hillyards.



This stunning ex-show home is situated on the popular Exemplar Park area and just a short distance to Aylesbury Parkway Station that offers a regular service to Central London. This ideal family home offers spacious and practical accommodation consisting of lounge, 26ft kitchen/diner, utility room, w/c, four double bedrooms with en-suite to master and family bathroom as well as enclosed rear garden with home office, garage and driveway parking. We highly recommend an internal viewing to truly appreciate everything this property has to offer.

£425,000

Excalibur Road, Aylesbury, Buckinghamshire. HP18 0WJ

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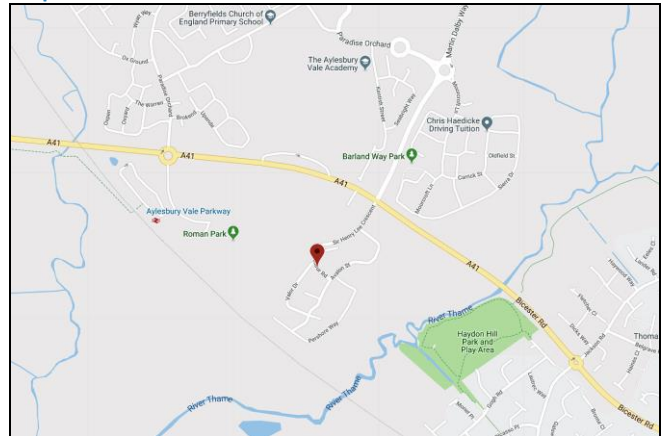
Garden

There is an enclosed rear/side garden offering a good degree of privacy, laid mainly to lawn with initial patio area. There is also access to a home office & courtesy door to garage.

Garage & Driveway Parking

There is a single garage located to the side/rear of the property with driveway parking in front for several vehicles.

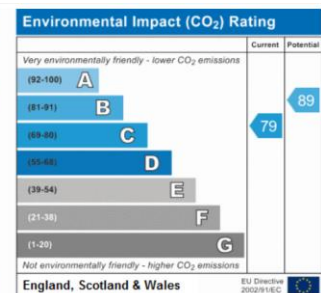
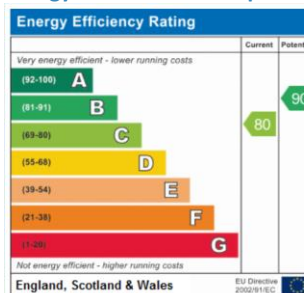
Map



Council Tax Band

E (approximately £2274.00 per annum based on 2 adults residing at the property)

Energy Performance Graph



Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor Plan: For illustrative purposes only, not to scale.